

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		WYMAN TERR, ARLINGTON

OWNERSHIP

OWNERSHIP				Unit #:		3
Owner 1:	MACLEOD AMY					
Owner 2:						
Owner 3:						
Street 1:	19 WYMAN TERR UNIT 3					
Street 2:						
Twn/City:	ARLINGTON					
St/Prov:	MA	Cntry:		Own Occ:	Y	
Postal:	02474	Type:				

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry:		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Vinyl Exterior and 1625 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	612,400	600		613,000
Total Card	0.000	612,400	600		613,000
Total Parcel	0.000	612,400	600		613,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		377.23	/Parcel: 377.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	603,100	600	.		603,700	603,700	Year End Roll	12/18/2019
2019	102	FV	562,900	600	.		563,500	563,500	Year End Roll	1/3/2019
2018	102	FV	497,700	600	.		498,300	498,300	Year End Roll	12/20/2017
2017	102	FV	453,600	600	.		454,200	454,200	Year End Roll	1/3/2017
2016	102	FV	453,600	600	.		454,200	454,200	Year End	1/4/2016
2015	102	FV	419,100	600	.		419,700	419,700	Year End Roll	12/11/2014
2014	102	FV	399,900	600	.		400,500	400,500	Year End Roll	12/16/2013
2013	102	FV	399,900	600	.		400,500	400,500		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Measured	DGM	D Mann
9/23/1999	Mailer Sent		
9/23/1999	Measured	243	PATRIOT
8/2/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _/_/_/

	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
	Spl Credit				Total:		

apro 2021

APPRAISED:	613,000 /	613,000
USE VALUE:	613,000 /	613,000
ASSESSED:	613,000 /	613,000



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	7771
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

!832!

PRINT

Date	Time
12/10/20	16:32:49

LAST REV

Date	Time
10/15/19	11:53:5

mmcmakin
832

PAT ACCT.

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:	N - NONE		

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1922
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl: 1	Rating:	Average
WSFlue:	Rating:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RM:	7	BR:	3	Baths:	1	HB:	1					

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	4 - Solid Wood	10	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.29615378
Const Adj.:	1.02193785
Adj \$ / SQ:	390.754
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.25000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	887468
Depreciation:	275115
Depreciated Total:	612353

COMPARABLE SALES

[illegible]

MOBILE HOME		Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	600	Total Special Features:		Total:	600
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	1,625	390.750	634,97	
Net Sketched Area:		1,625	Total:	634,97	
Size Ad	1625	Gross Are	1625	FinArea	162

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

